

3/5/12 - Monday, March 5, 2012

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of March 5, 2012

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. FitzGerald, Kayser, Duax, Strobel, Larson, Weld, Pearson

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Kayser.

**1. COMPREHENSIVE PLAN “ Amendment to Town of Union
and
REZONING (Z-1500-12) “ Subdivision Code Amendment**

Mr. Tufte presented proposed amendments to the Comprehensive Plan and Subdivision Code based on the agreement with the Town of Union that established a common set of standards for land divisions within the City™s extraterritorial area for commercial or industrial property. These provisions establish a 5-acre minimum lot size for new lots outside the SSA (Sewer Service Area) for commercial/industrial property, and 10-acre minimum lot size for new lots inside the SSA for commercial/industrial property.

The amendment adds these provisions to the City™s Subdivision Code. Exceptions to the new standards are allowed by the Plan Commission based on criteria listed in the ordinance. This is similar criteria to the existing provisions already in place for residential development. The amendment becomes effective upon completion of all the provisions as stated in the addendum to the agreement with the Towns.

No one appeared for comment. Mr. FitzGerald moved to recommend approval of the two amendments. Mr. Strobel seconded and the motion carried.

2. SITE PLAN (SP-1207) “ Amend Sign Plan for Eastridge Center

Gerald Koehn, Goldridge Group, has submitted a request to amend the sign plan for Eastridge Center. The request is to allow a 30 x 18™ 4 sign on the west front wall of the center for a business (Sun Tan City) that will be occupying one of the tenant spaces facing S. Hastings Way. The proposed sign would be centered on the marquee in front of the store, but would also be partially in front of another lease space occupied by Toppers Pizza. This item was tabled from the February 6, 2012 Plan Commission meeting.

Mr. Koehn stated that they have held discussions with the owner/manager of Toppers Pizza and Toppers Pizza felt there would be some confusion for customers to their store. They have been offered additional directional signing to the pizza store and possible additional space on the pylon sign. No one else appeared for comment.

Mr. Larson moved to approve the site plan amendment to the sign plan. Mr. Pearson seconded and the motion carried.

3. SITE PLAN (SP-1208) “ Amend Master Sign Plan, Oakwood Mall

Betsey Maher, General Manager for Oakwood Mall has submitted a request to amend the master sign plan for the Oakwood Mall. The request involves the installation of an exterior wall sign on the east front of the mall for a new tenant that would occupy approximately 10,000 square feet at that location of the mall. The amendment would allow for the installation of the one additional building tenant sign (Ulta Beauty) with the removal of one of the signs that>

Debra Contreras, General Growth Properties, Chicago, spoke in support. She explained that the tenant requires easy access to the parking and the mall entrance. The mall developer will remove their>

Mr. Duax felt that there should be some way to>

Mr. Larson moved to approve the site plan amendment to the sign plan as presented. Mr. FitzGerald seconded and the motion carried.

4. DISCUSSION

A. Draft Waterways Plan

Mr. Tufte reminded the commissioners that the next meeting of the committee for review of the latest draft is Thursday, March 8, 2012. There will be an open house for the community on April 12, 2012. The Plan Commission will review changes to the plan before it schedules a public hearing for adoption.

5. MINUTES

The minutes of the meeting of February 20, 2012, were approved.

Tom Pearson
Secretary